

PUBLIC INFORMATION PRESENTATION
**ROCKWELL AND JOHNSON
ELEMENTARY SCHOOL PROJECTS**





OVERVIEW AND AGENDA

Introduction, Project History, Enrollment & Options Considered

Education Specification

21st Learning, Conditions Today, Building and Site Concept Designs

Cost Estimates

Next Steps and Schedule

Questions

INTRODUCTION & OVERVIEW

The Nature and Context of the Problem

- Age of Structure
 - Rockwell – 1971
 - Johnson – 1980
- Americans with Disabilities Act Compliance
- Space restrictions at Rockwell School/Enrollment
- Code Compliance
- Hazardous Materials
- Electrical & Utility Systems at Capacity
- Failing Roof Systems
- Failing Climate Control (Heat & AC)
- Safety & Security Concerns



The Most Significant Problem...

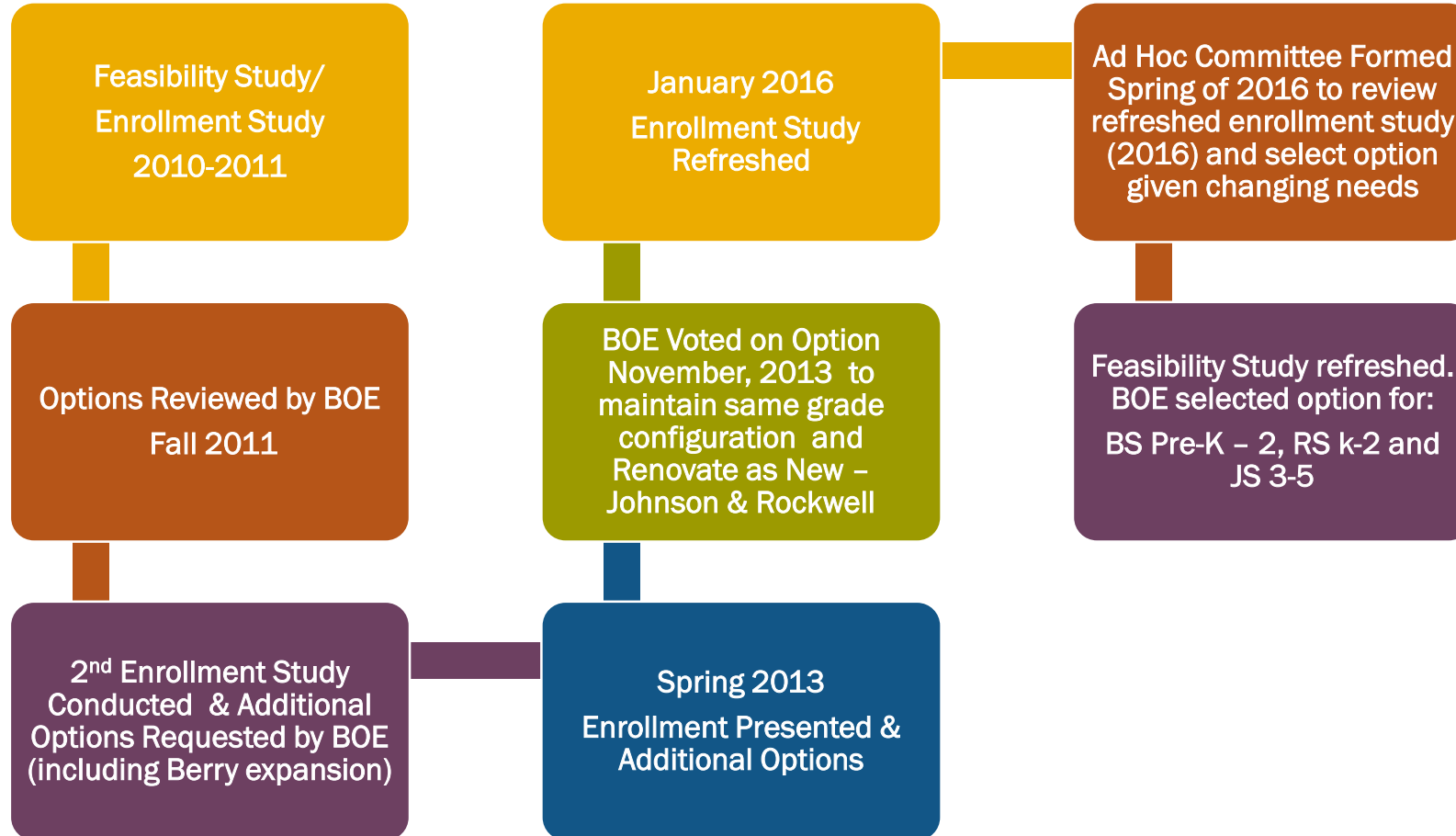
Cannot meet the instructional needs of the 21st Century Learner

- Electrical & infrastructure does not meet technological needs
- Spaces and furniture cannot be adapted to promote 21st Century Skills without significant expense
- Intervention/support space is completely inadequate

The State Dilemma Why we did stay on the timeline for filing on June 30th?

- Budget Deficit
- School Construction Projects Increase State Bonding Debt
- More Careful Review of Projects
- Potential for Changes in Guidelines from Department of Administrative Services (DAS), Office of School Construction
 - Reimbursement Rates
 - Eligible and Ineligible Expenses

What has happened...



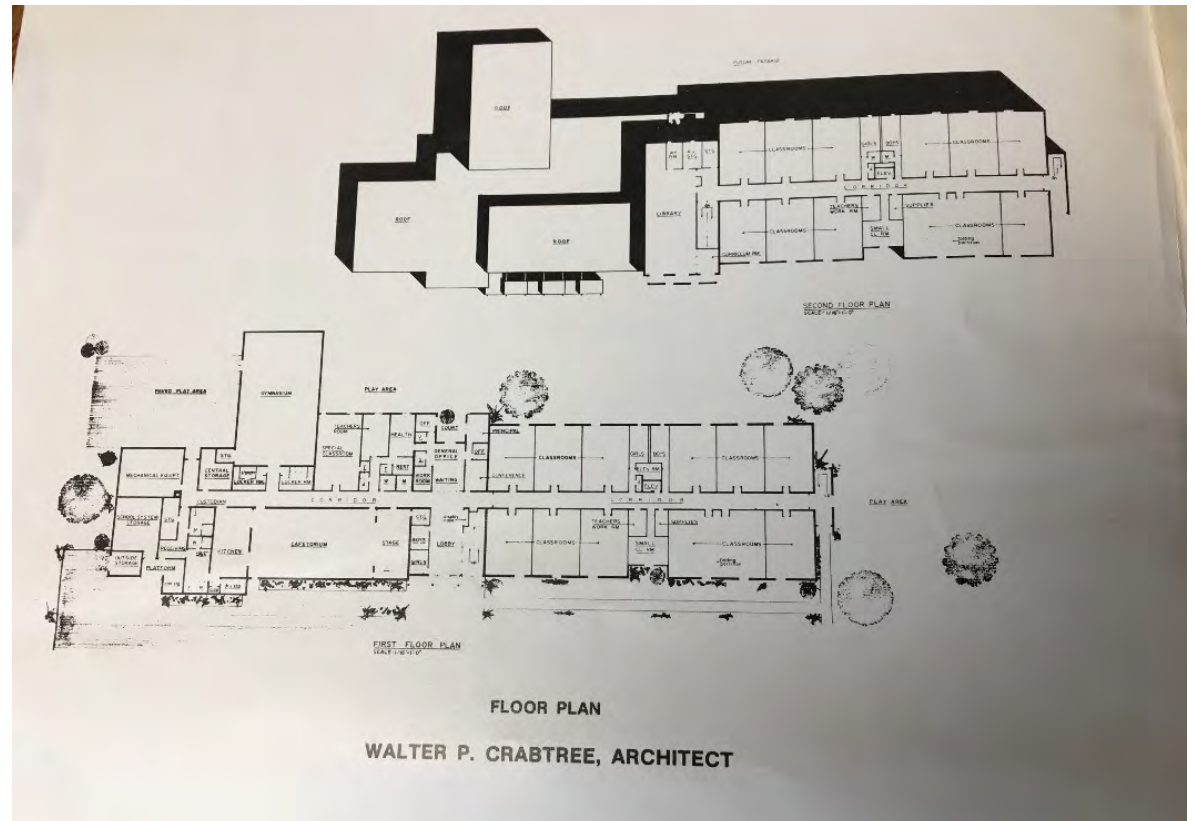
Approximately **4.5%** Per
Year **COST ESCALATION**

School Construction Grants

Renovate – only new items and code compliance work are eligible for state reimbursement at ~~47%~~ **45%**

Renovate as New – ~~47%~~ **45%**

Build as New – ~~30%~~ **35%**



ENROLLMENT MAX 8 YEAR PROJECTION

Grades	K	1	2	3	4	5	TOTAL
Max 8 Year Projected*	202	201	206	207	216	221	1,253
Actual June 2017	212	216	207	229	263	220	1,347

***SOURCE:
MILONE & MACBROOM
2025-26 ENROLLMENT PROJECTIONS**

What Options did the Ad Hoc Committee Review and Reject

1. *Build-as-New*
2. Do nothing
3. Three K-5 Schools with Rockwell & Johnson as *Renovate-As-New*
4. Closing Rockwell. Additions to Johnson & Rockwell. *Renovate-As-New* Rockwell & Johnson schools
5. All three elementary schools remain the same enrollment and grade configuration. *Renovate-As-New* Rockwell & Johnson schools
6. Berry grades Pre-K-3, Rockwell K-2 (3rd grade students to Johnson), Johnson 3-5. *Renovate-As-New* Rockwell & Johnson schools
7. Berry and Rockwell K-3 Schools and moving Pre-K to Johnson. *Renovate-As-New* Rockwell & Johnson schools
8. Berry Pre-K – 3, making Rockwell K-3 but a smaller school (shifting some enrollment to Berry) and Johnson would remain a 4-5 school. *Renovate-As-New* Rockwell & Johnson schools

Final Choice

**Berry Pre-K – 2, Rockwell K-2 and Johnson 3-5; Rockwell & Johnson
a *Renovate-As-New***

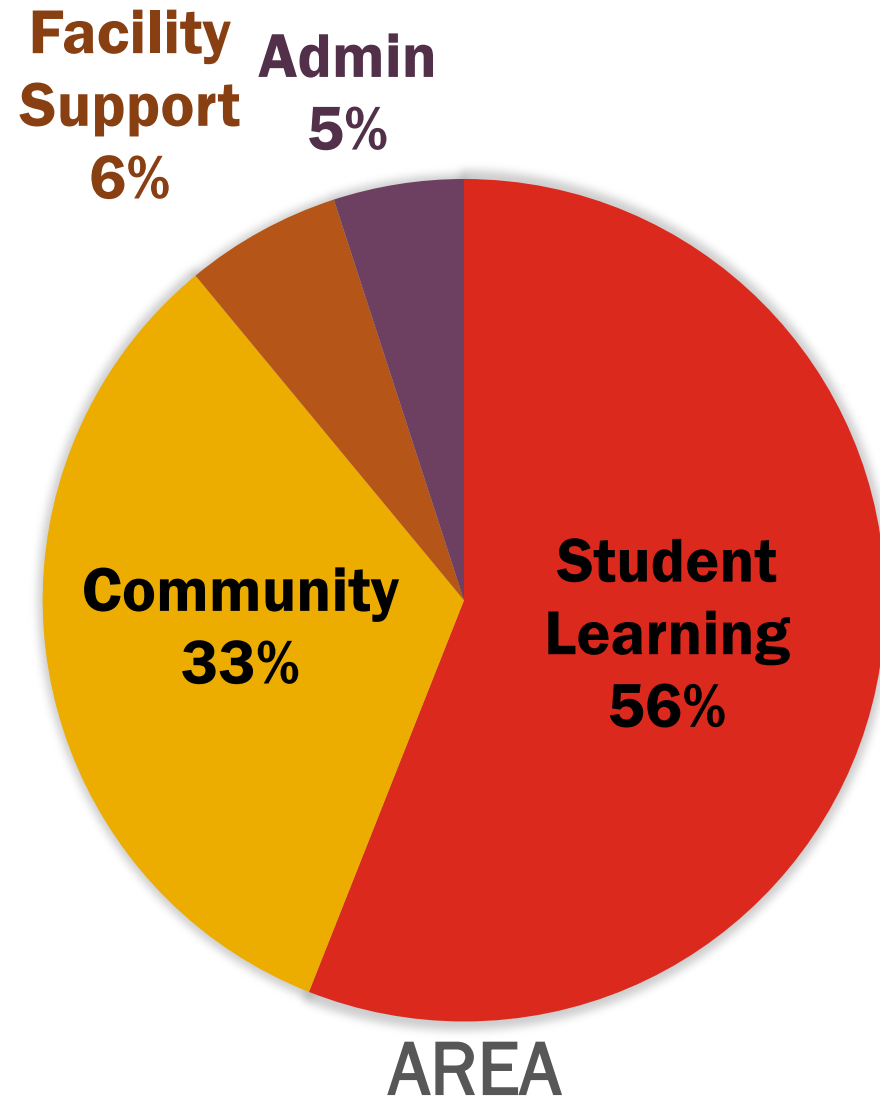
Primary Reasons:

1. Two years in Johnson School does not develop a sense of school community.
2. All grade levels in the same building enables a consolidation of resources to support instructional programs.
3. No increase to the amount of student transitions.
4. Adding an addition provides more cost effective options for "swing space" during the renovation project.
5. Provides the most opportunity for growth potential.



EDUCATION SPECIFICATIONS OVERVIEW

ROCKWELL ELEMENTARY SCHOOL

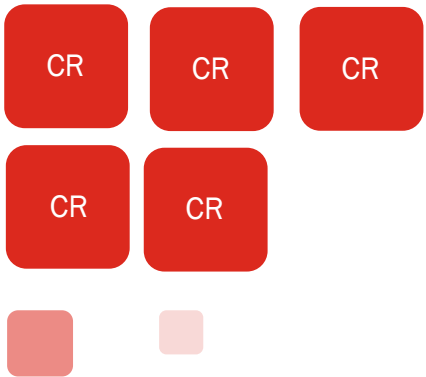
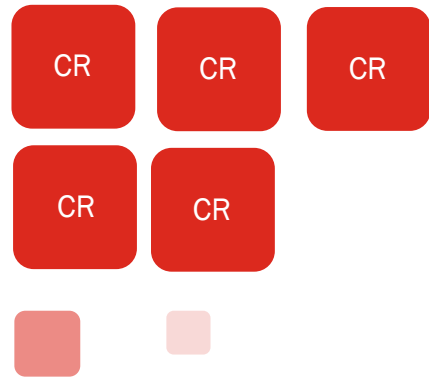
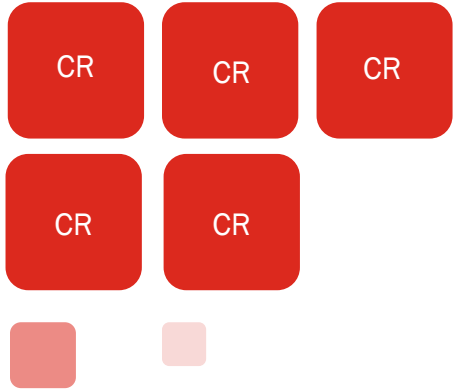


- Grades K, 1, 2
- 305 Students
- Student Learning Spaces—56%
- Community Spaces—33%
- Facility Support—6%
- Administration—5%



ROCKWELL ELEMENTARY SCHOOL

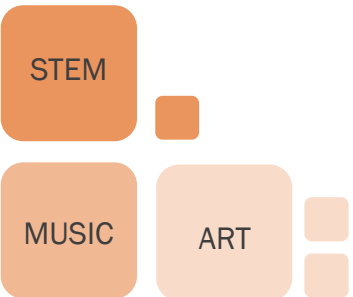
CLASSROOMS



LEARNING SUPPORT



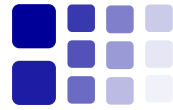
SPECIALIZED INSTRUCTION



STUDENT SERVICES



MAIN OFFICE



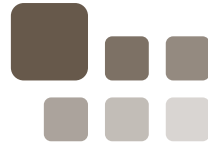
MEDIA AND TECHNOLOGY SUPPORT



FACULTY SUPPORT



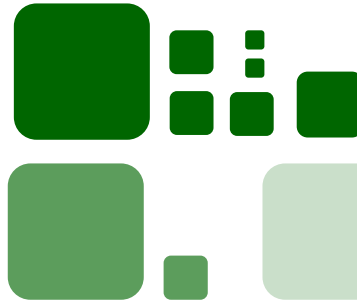
MECHANICAL AND CUSTODIAL



PROPERTY CONTROL



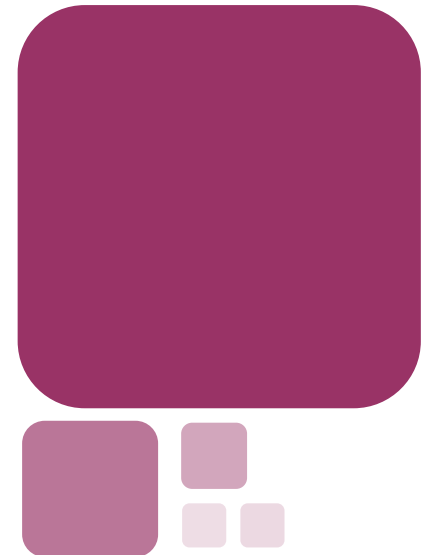
LEARNING COMMONS



FOOD SERVICE



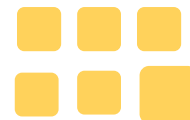
GYMNASIUM



COMMUNITY PROGRAMS

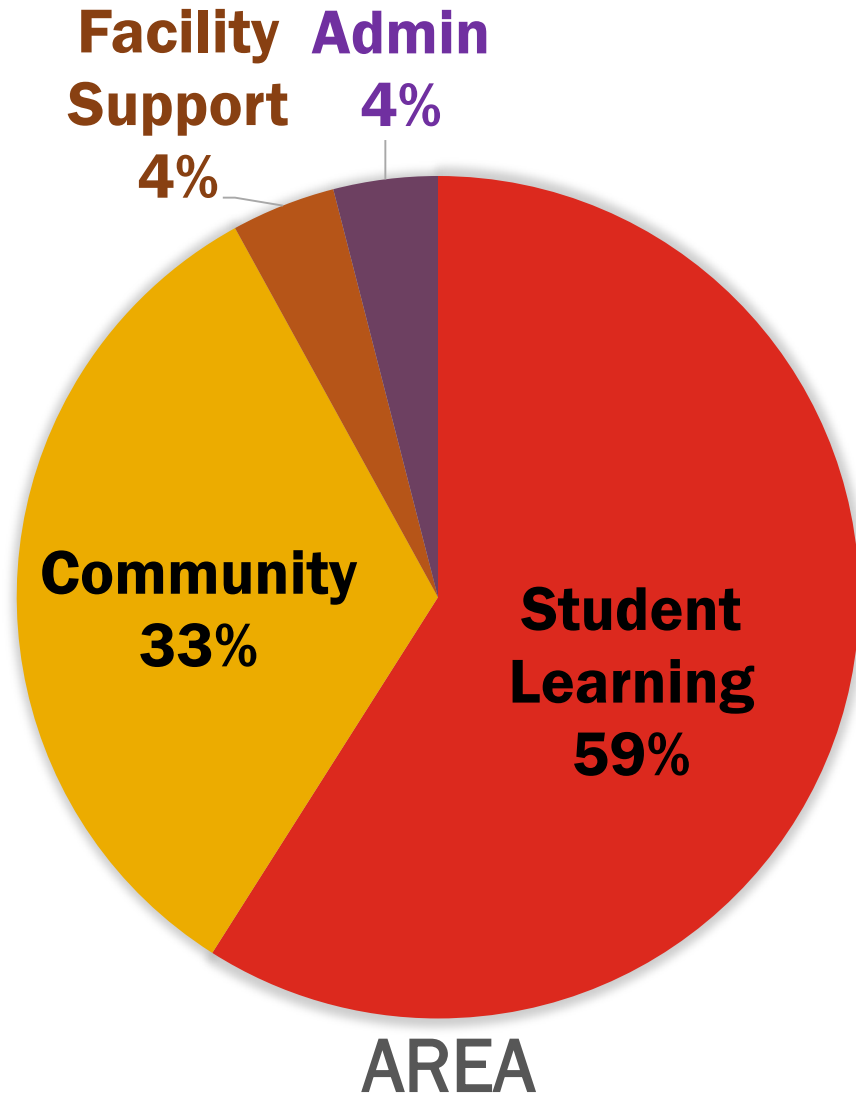


NURSE'S SUITE

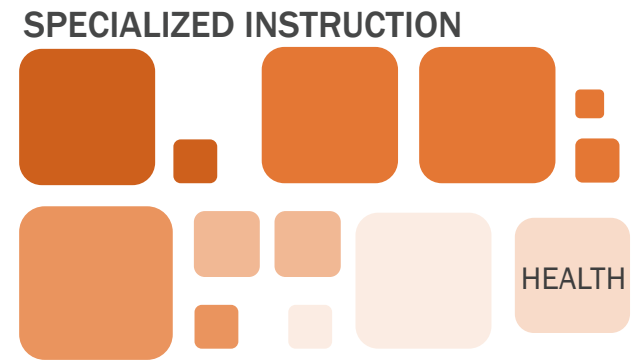
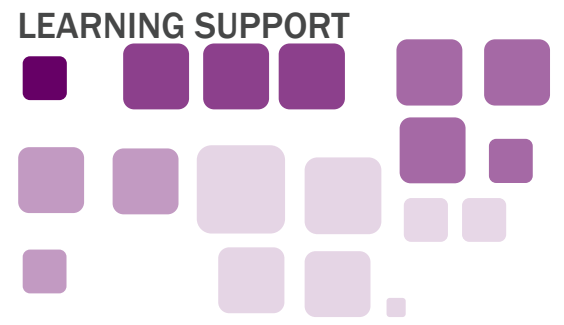
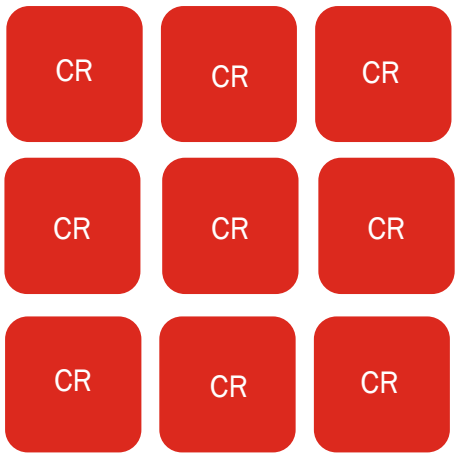
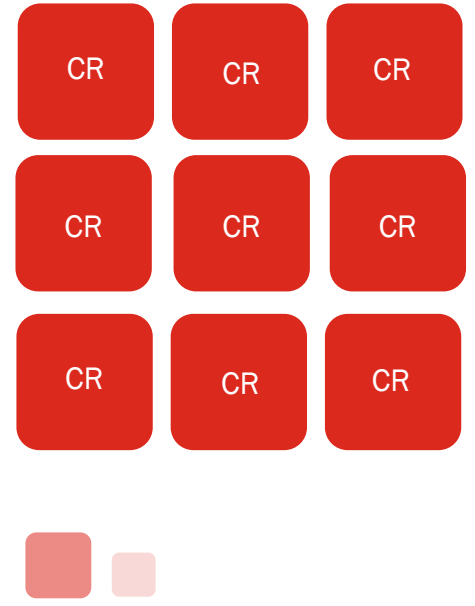
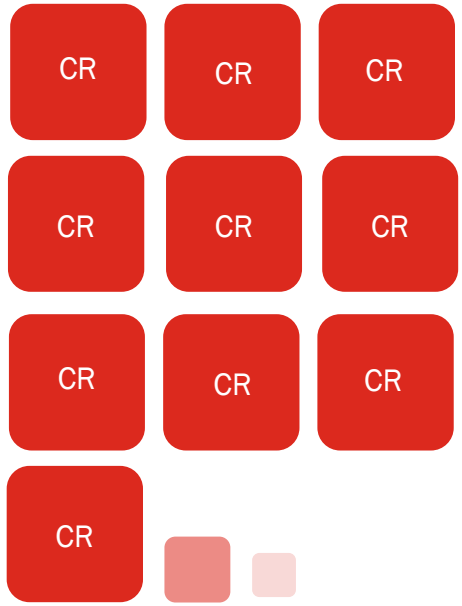


JOHNSON SCHOOL

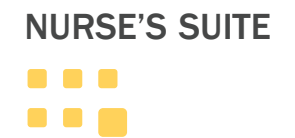
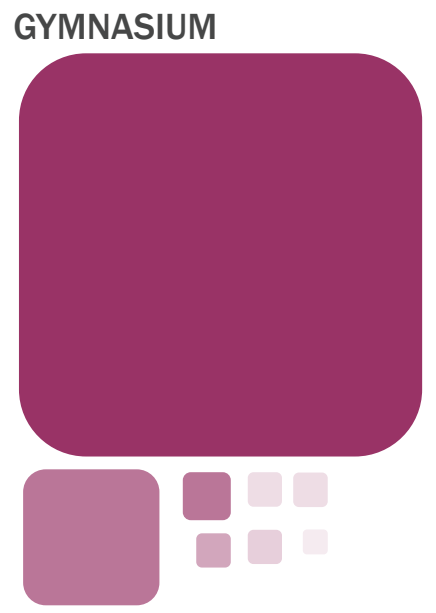
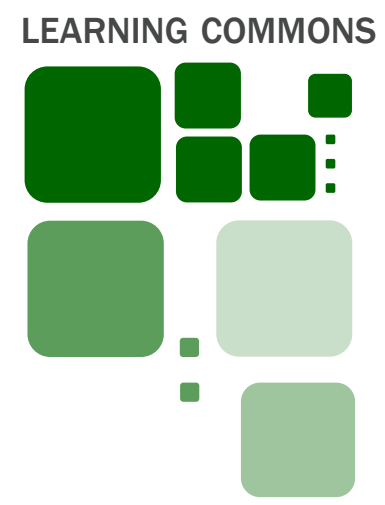
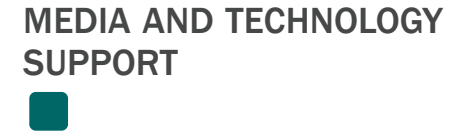
- Grades 3, 4, 5
- 644 Students
- Student Learning Spaces—59%
- Community Spaces—33%
- Facility Support—4%
- Administration—4%



CLASSROOMS



JOHNSON SCHOOL



PROGRAM GROSS AREAS

ROCKWELL SCHOOL

Net Program Area

40,062 NSF

x 1.45 NTG

58,090 GSF

JOHNSON SCHOOL

Net Program Area

63,760 NSF

x 1.45 NTG

92,452 GSF



21st century education



CONDITIONS TODAY



NATURAL LIGHT AND VIEW



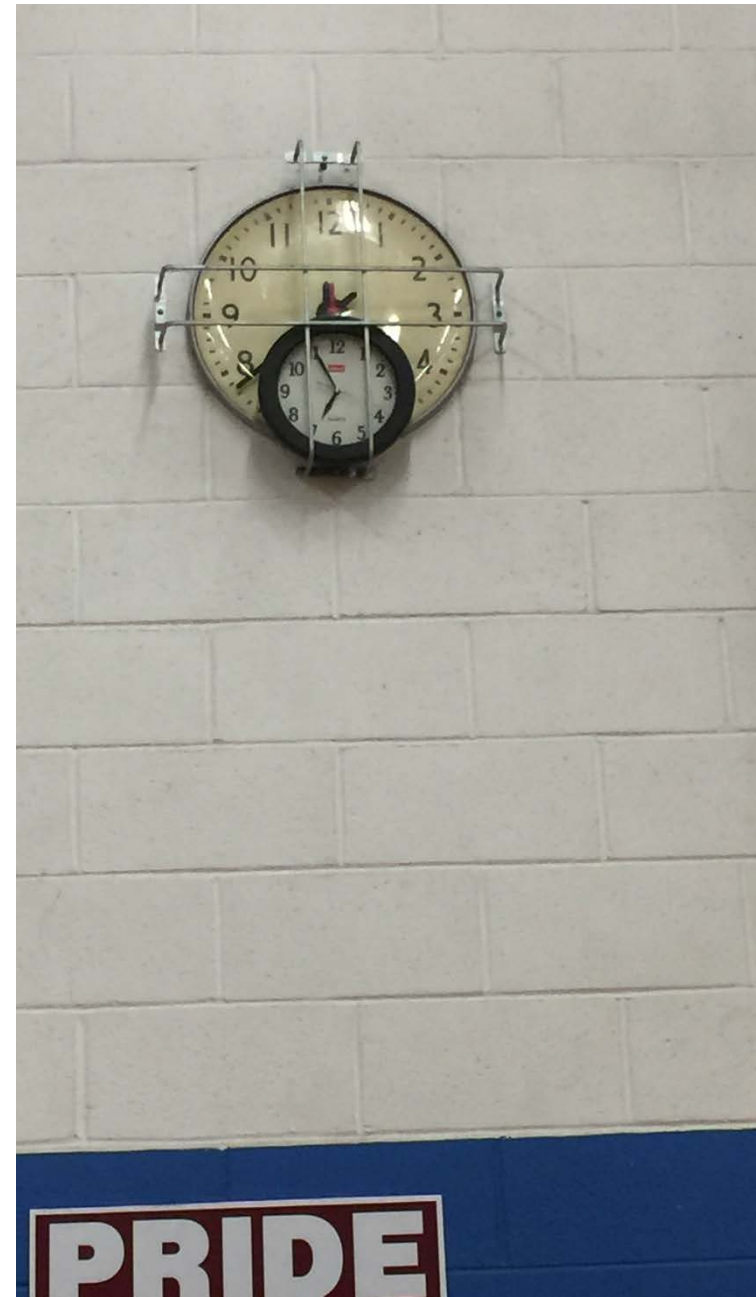
ACCESSIBILITY



STORAGE



INFRASTRUCTURE UPGRADES





INSPIRE



COMFORT



ADAPT

THE CLASSROOM BECOMES A LEARNING STUDIO



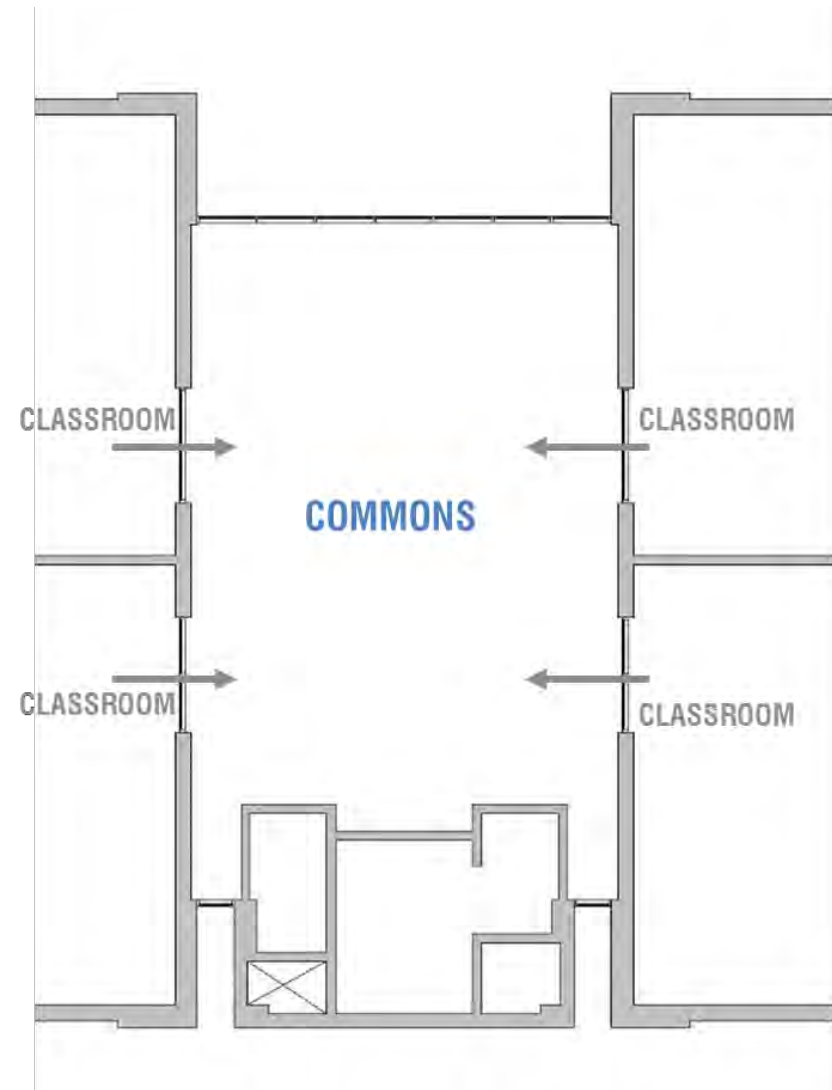
THE CLASSROOM BECOMES A LEARNING STUDIO



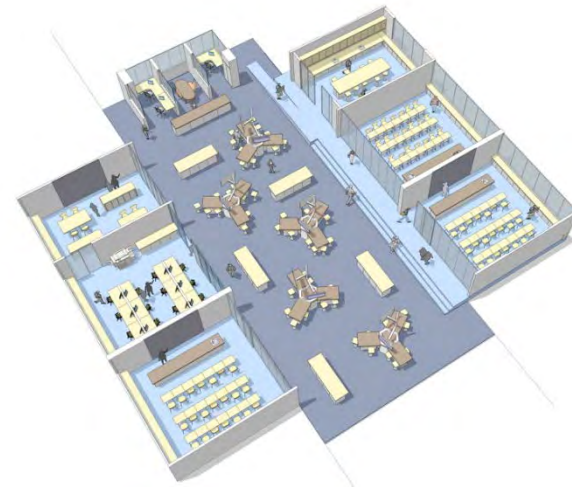
THE CORRIDOR BECOMES AN EXTENSION TO THE LEARNING STUDIO



...AND A PLACE FOR INFORMAL INTERACTION



STEM IS ABOUT CONNECTING SPACES AND PROMOTING INQUIRY



THE MEDIA CENTER BECOMES A LEARNING COMMONS



ACTIVE SPACES ARE FOR LEARNING



...AND MUSIC ROOMS ARE PERFORMANCE SPACES



CAFETERIAS ARE ALL DAY LEARNING SPACES



SPACES SHOULD CONNECT TO THE OUTDOORS



...AND LEARNING SHOULD EXTEND INTO THE LANDSCAPE



TEACHERS NEED SPACE TOO



JOHNSON & ROCKWELL DESIGN CONCEPTS

JOHNSON SCHOOL

Existing Site Plan

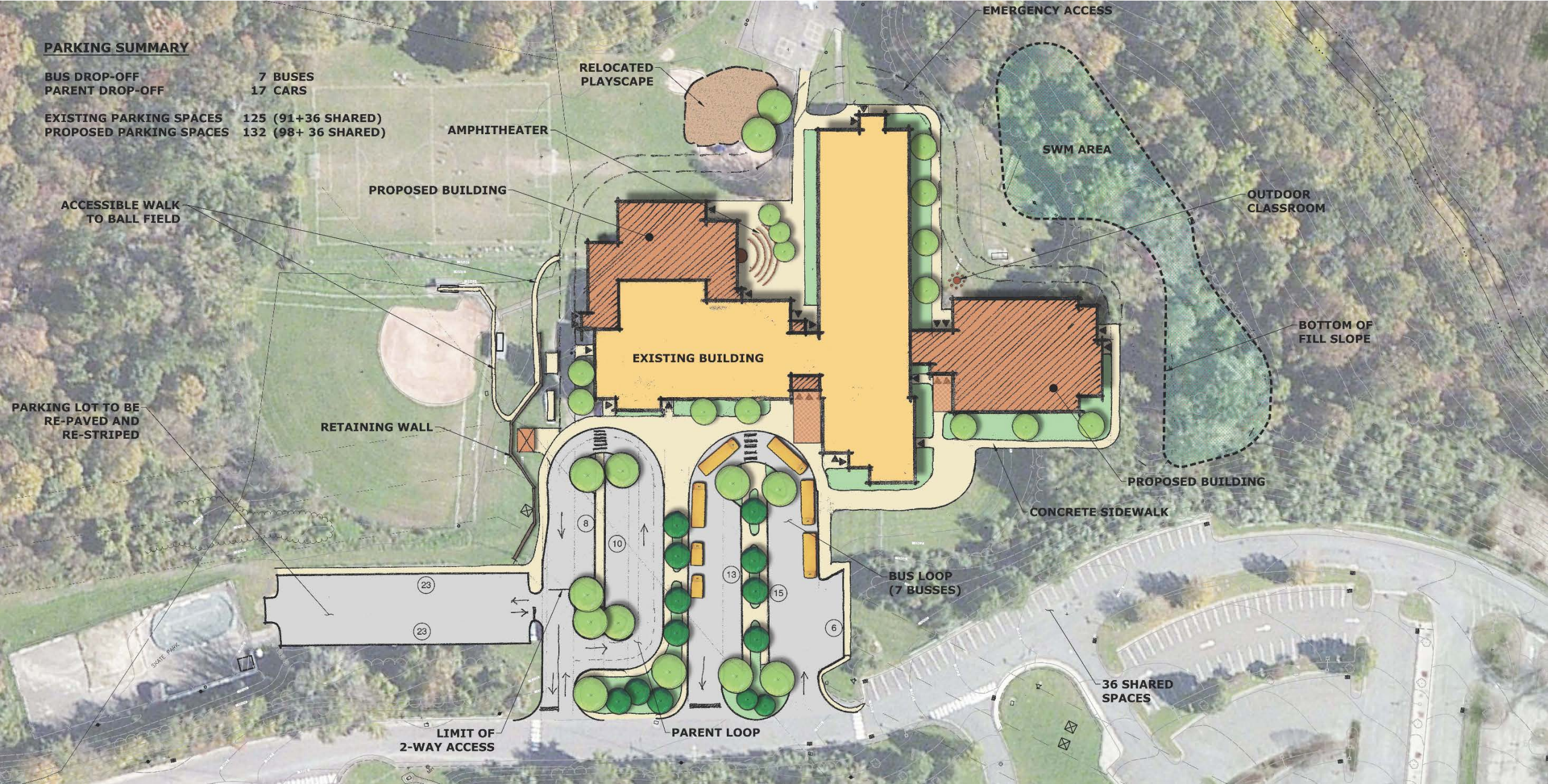


JOHNSON SCHOOL

Proposed Site Plan

PARKING SUMMARY

BUS DROP-OFF	7 BUSES
PARENT DROP-OFF	17 CARS
EXISTING PARKING SPACES	125 (91+36 SHARED)
PROPOSED PARKING SPACES	132 (98+ 36 SHARED)



RELOCATED
PLAYSCAPE

EMERGENCY ACCESS

AMPHITHEATER

SWM AREA

OUTDOOR
CLASSROOM

PROPOSED BUILDING

BOTTOM OF
FILL SLOPE

ACCESSIBLE WALK
TO BALL FIELD

EXISTING BUILDING

RETAINING WALL

PROPOSED BUILDING

PARKING LOT TO BE
RE-PAVED AND
RE-STRIPED

CONCRETE SIDEWALK

BUS LOOP
(7 BUSES)

36 SHARED
SPACES

LIMIT OF
2-WAY ACCESS

PARENT LOOP

JOHNSON SCHOOL - LEVEL 2



JOHNSON SCHOOL

Front Door & Cafeteria



JOHNSON SCHOOL

Front Door & Cafeteria



JOHNSON SCHOOL

Media Center & CR Addition



JOHNSON SCHOOL

Media Center & CR Addition



JOHNSON SCHOOL Gymnasium



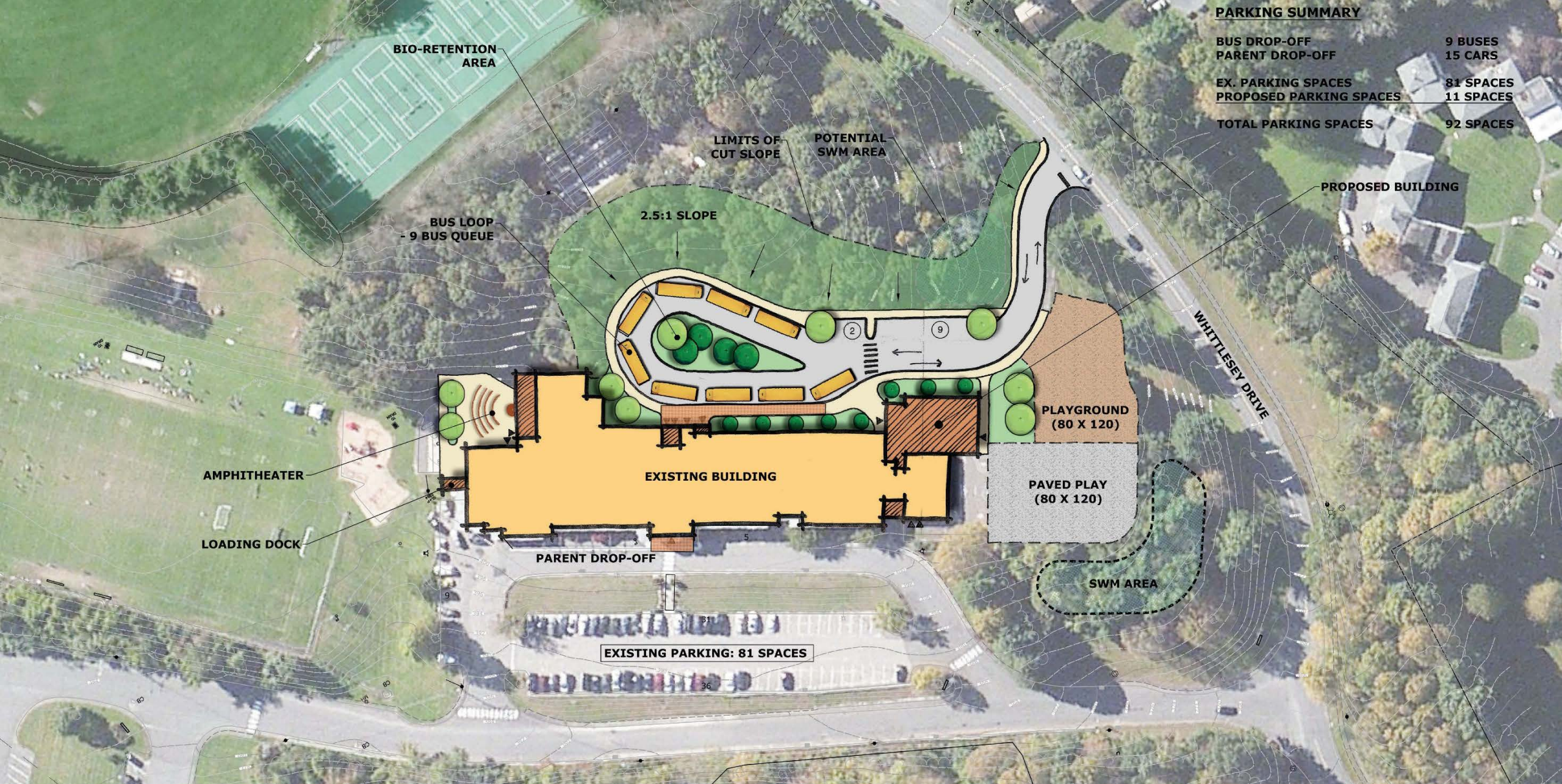
JOHNSON SCHOOL Gymnasium



ROCKWELL SCHOOL Existing Site Plan



ROCKWELL SCHOOL Proposed Site Plan



PARKING SUMMARY

BUS DROP-OFF	9 BUSES
PARENT DROP-OFF	15 CARS
EX. PARKING SPACES	81 SPACES
PROPOSED PARKING SPACES	11 SPACES
TOTAL PARKING SPACES	92 SPACES

BIO-RETENTION AREA

LIMITS OF CUT SLOPE
POTENTIAL SWM AREA

BUS LOOP - 9 BUS QUEUE

2.5:1 SLOPE

PROPOSED BUILDING

AMPHITHEATER

EXISTING BUILDING

PLAYGROUND (80 X 120)

LOADING DOCK

PARENT DROP-OFF

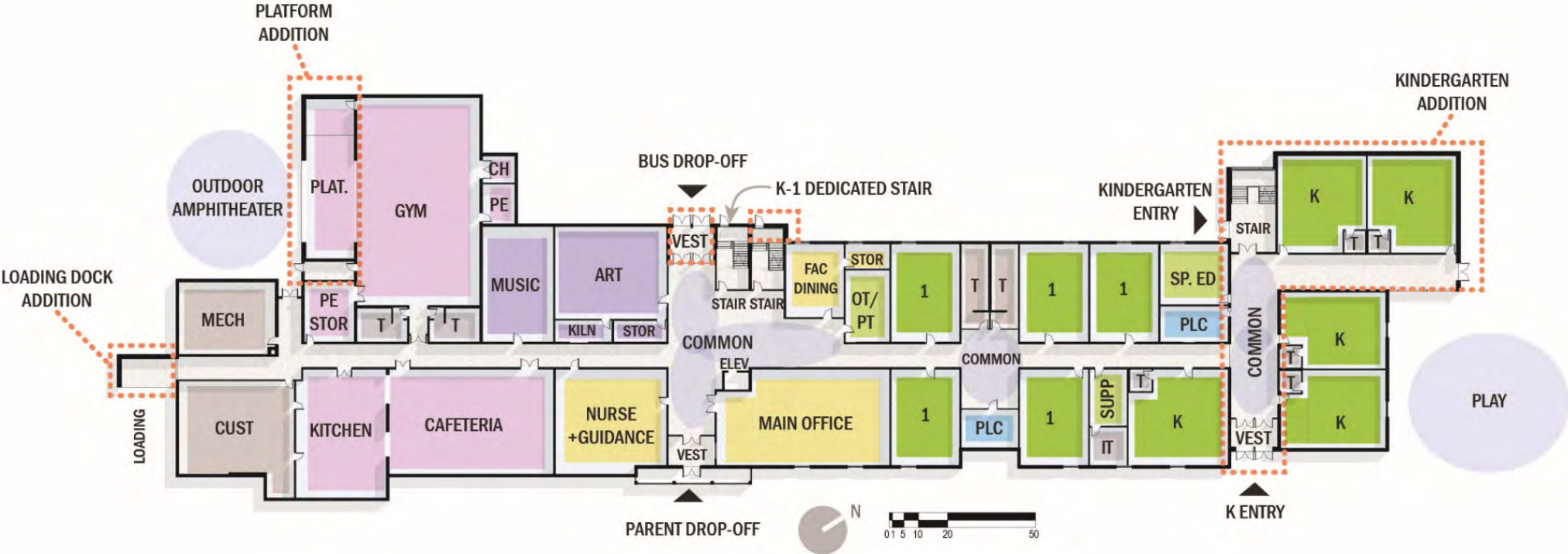
PAVED PLAY (80 X 120)

WHITTLESEY DRIVE

SWM AREA

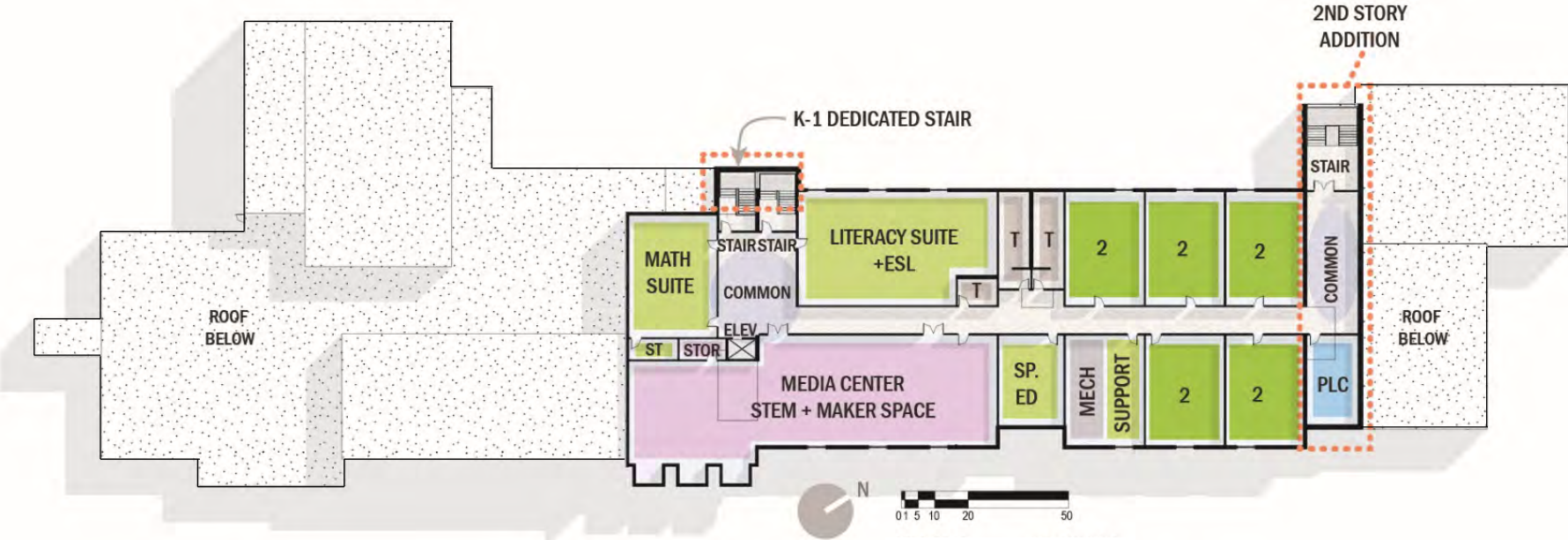
EXISTING PARKING: 81 SPACES

ROCKWELL SCHOOL – LEVEL 1



FLOOR 1	39,446 SF
FLOOR 2	17,726 SF
TOTAL	57,172 SF

ROCKWELL SCHOOL – LEVEL 2



ROCKWELL SCHOOL Front Door & Cafeteria



ROCKWELL SCHOOL Front Door & Cafeteria



ROCKWELL SCHOOL Amphitheater



ROCKWELL SCHOOL Amphitheater





CONCEPT ESTIMATES

PROCESS



CONCEPT ESTIMATING PROCESS

- Two estimators: O&G and MPR
- Documents:
 - Preliminary site and building concept drawings
- Discussions with Design Team
- Assumptions
- Contingencies and Allowances
- Estimates have been updated with Guaranteed Maximum Price (GMP) and Concurrent Construction

TOTAL ESTIMATED COST WITHOUT STATE REIMBURSEMENT

7-17-17

	ROCKWELL	JOHNSON	TOTAL
HARD (CONSTRUCTION)	\$22,763,736	\$34,072,553	\$56,836,289
SOFT (FEES, BONDING, ETC.)	\$4,456,703	\$7,035,158	\$11,491,861
TOTAL COST	\$27,220,439	\$41,107,711	\$68,328,150



STATE GRANT ELIGIBILITY

- Up to 45% on Eligible Costs
- Eligible items
 - Construction
 - Soft Costs
 - FF&E
- Ineligible items
 - Financing
 - Bonding
 - Legal Fees
 - Administrative Costs
 - Contingencies (until approved)
 - State Space Standards

TOTAL ESTIMATED COST WITH STATE REIMBURSEMENT

7-17-17

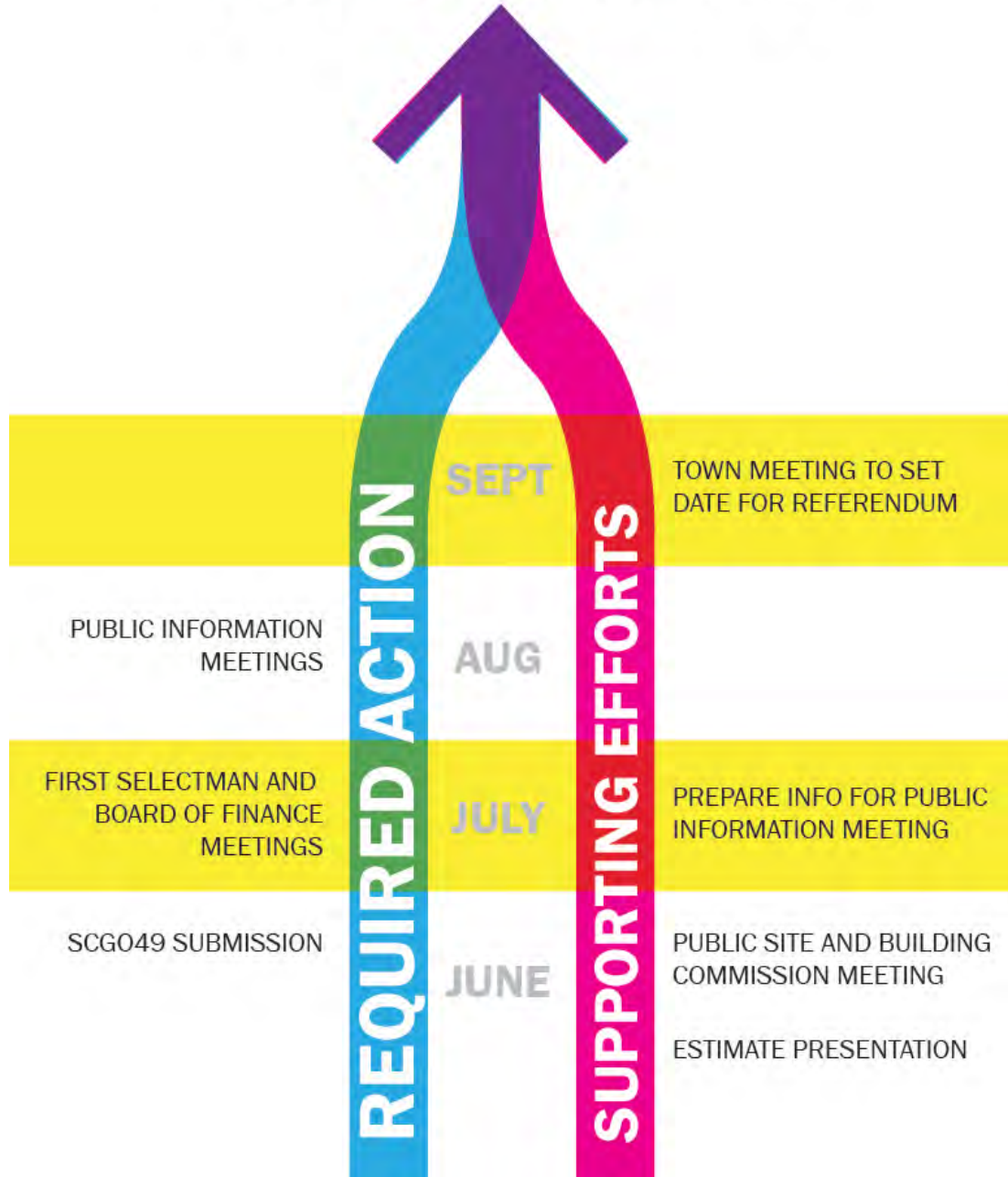
	ROCKWELL	JOHNSON	TOTAL
TOTAL ESTIMATED COST	\$27,220,439	\$41,107,711	\$68,328,150
ESTIMATED REIMBURSEMENT TO BETHEL	(\$7,651,293)	(\$15,864,014)	(\$23,515,307)
ESTIMATED NET COST TO BETHEL	\$19,569,146	\$25,243,698	\$44,812,844

NOTE:
THERE COULD BE AN ESTIMATED \$4.7 MILLION
OF ADDITIONAL STATE REIMBURSEMENT IF
SPACE WAIVER AND 50% OF CONSTRUCTION
CONTINGENCIES ARE ACCEPTED



NEXT STEPS AND SCHEDULE

REFERENDUM



NEXT STEPS AND SCHEDULE

June

- Presented concepts and estimates
- Public Site and Building Commission Meetings
- Submitted SCG049 documents

July and August

- Prepare materials for presentations
- Board & Commission presentations/meetings
- Public Information Forums

September

- Town Meeting to set date for Referendum
- **REFERENDUM VOTE** (September 2017)

PROPOSED PROJECT SCHEDULE FOLLOWING REFERENDUM

September 2017
REFERENDUM

October 2017
Start

Design &
Documentation

9 MONTHS



PROPOSED PROJECT SCHEDULE FOLLOWING REFERENDUM

September 2017
REFERENDUM

October 2017
Start

Design &
Documentation

9 MONTHS

August 2018
Start

Approvals, Bid
& Award

4 MONTHS



PROPOSED PROJECT SCHEDULE FOLLOWING REFERENDUM

September 2017
REFERENDUM

October 2017
Start

Design &
Documentation

9 MONTHS

August 2018
Start

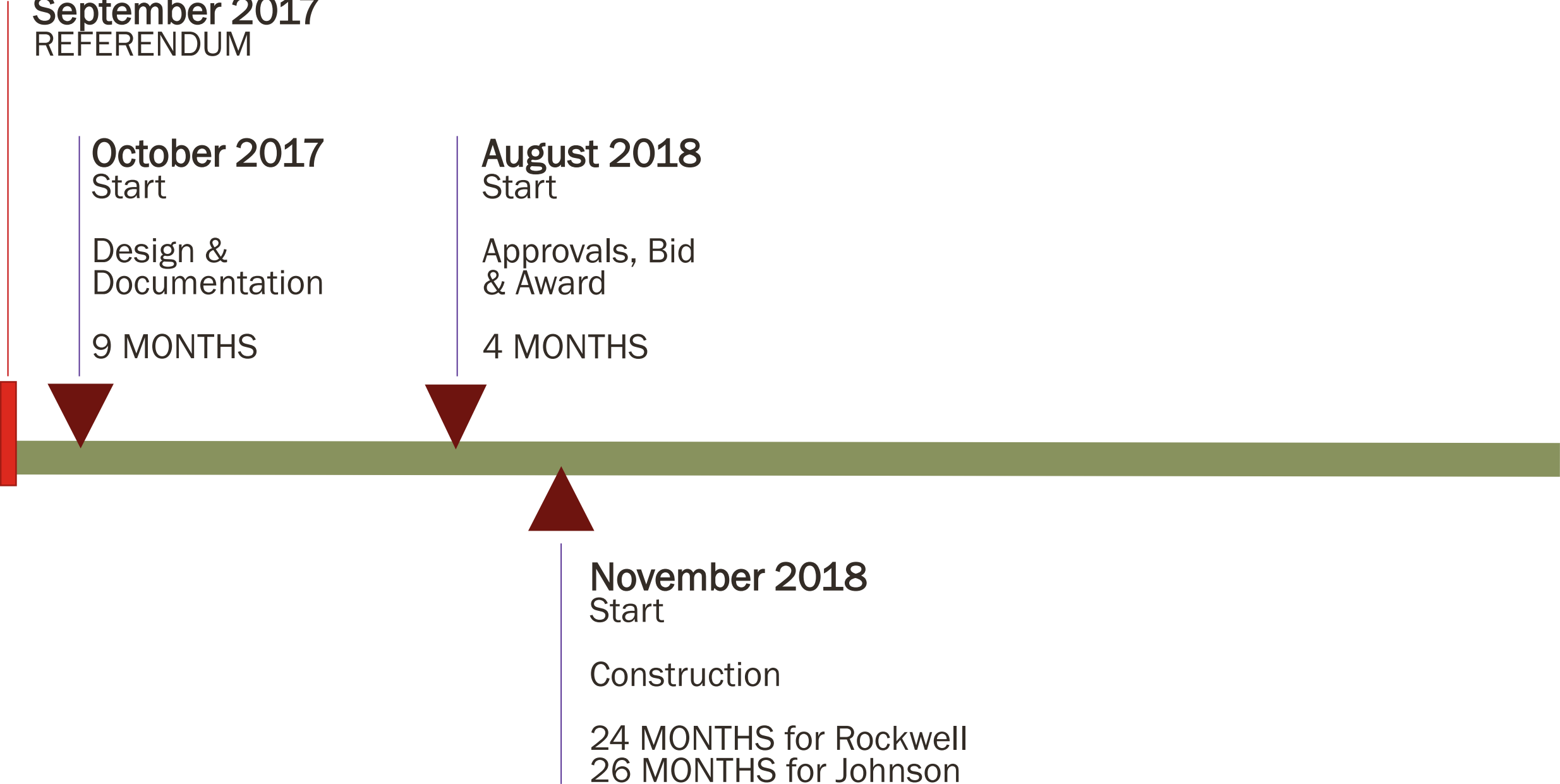
Approvals, Bid
& Award

4 MONTHS

November 2018
Start

Construction

24 MONTHS for Rockwell
26 MONTHS for Johnson



PROPOSED PROJECT SCHEDULE FOLLOWING REFERENDUM

September 2017
REFERENDUM

October 2017
Start

Design &
Documentation

9 MONTHS

August 2018
Start

Approvals, Bid
& Award

4 MONTHS

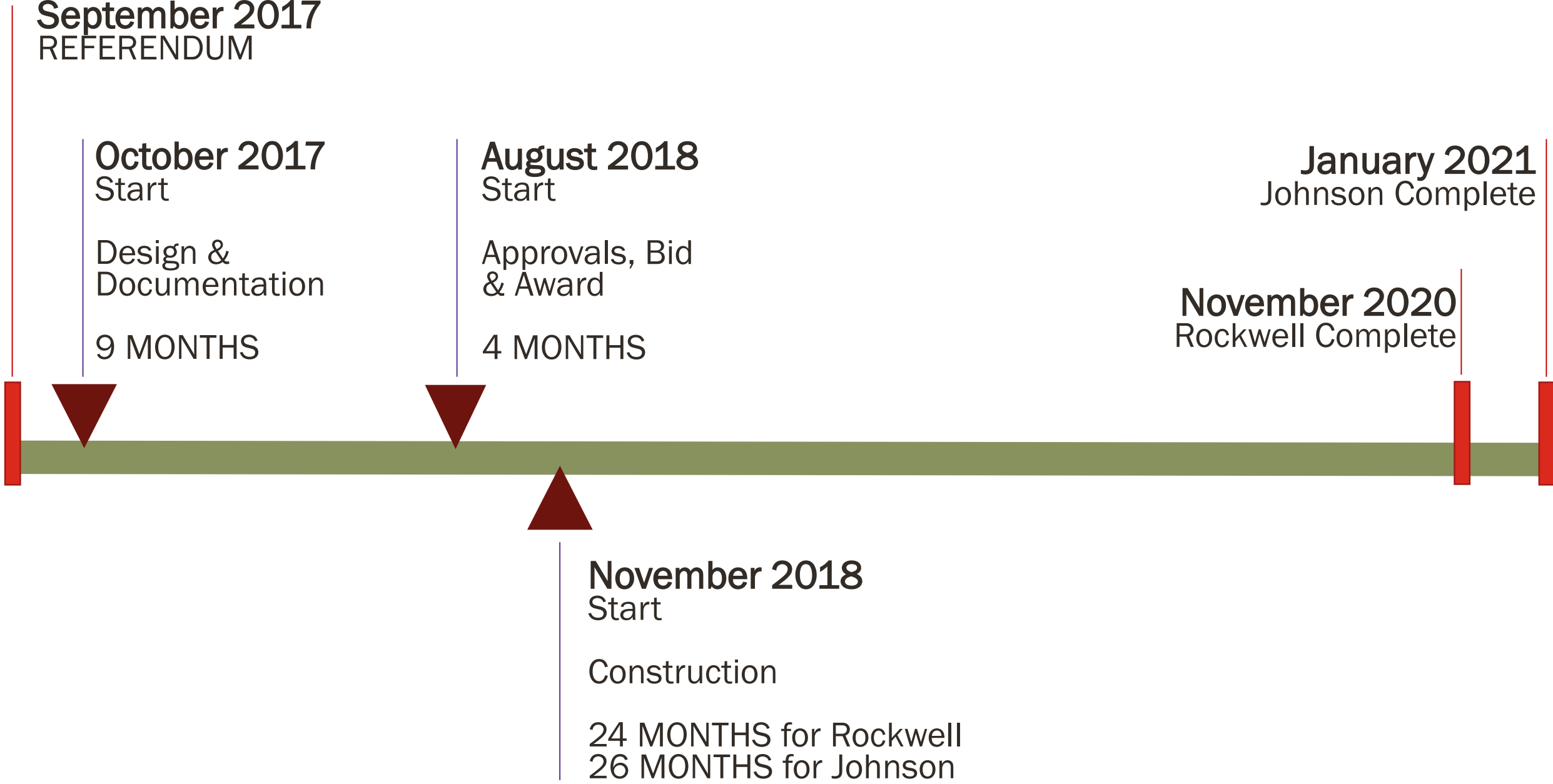
November 2018
Start

Construction

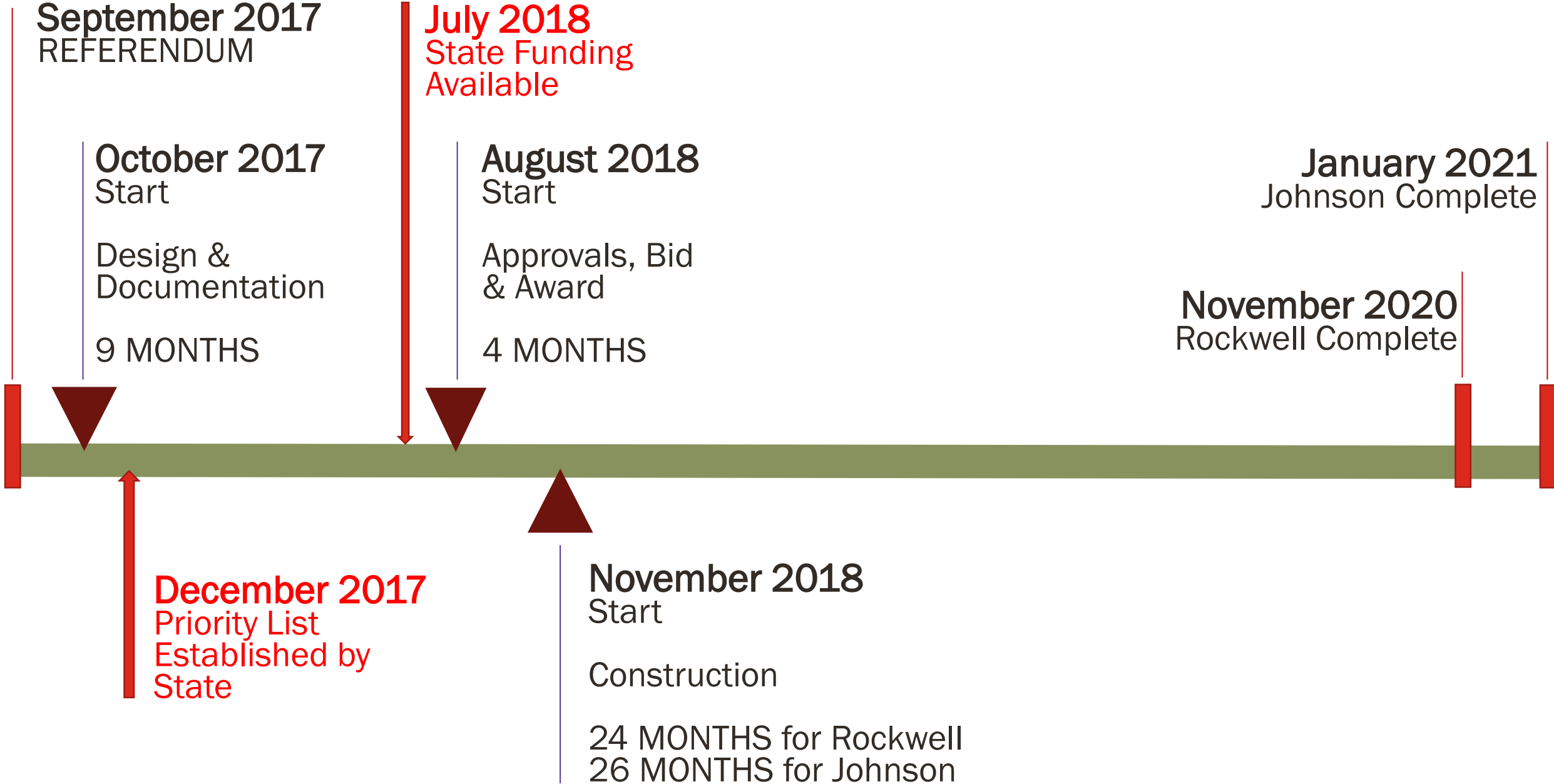
24 MONTHS for Rockwell
26 MONTHS for Johnson

January 2021
Johnson Complete

November 2020
Rockwell Complete



PROPOSED PROJECT SCHEDULE FOLLOWING REFERENDUM





COMMUNITY SUPPORT IS IMPORTANT

- 1 State sets **PROJECT PRIORITY LIST** in Dec. 2017
- 2 Bethel is seeking *Like-new* renovation status
- 3 May request **Space Standards waiver**



QUESTIONS AND ANSWERS



THANK YOU

Perkins Eastman